

“Design-Build Project Delivery Method”

Presented by:
Jeff Meier, Fuels Program Manager



A/E's PERSPECT

- ▣ Jeff Meier, Principal/Program Manager - Fuels
- ▣ Experience in Providing A/E/CM Services to the DoD Fueling Community



TODAY'S OBJECT

- Open & Informative Discussion About Design-Build Project Delivery Method for the DoD Fueling Industry



AGENDA

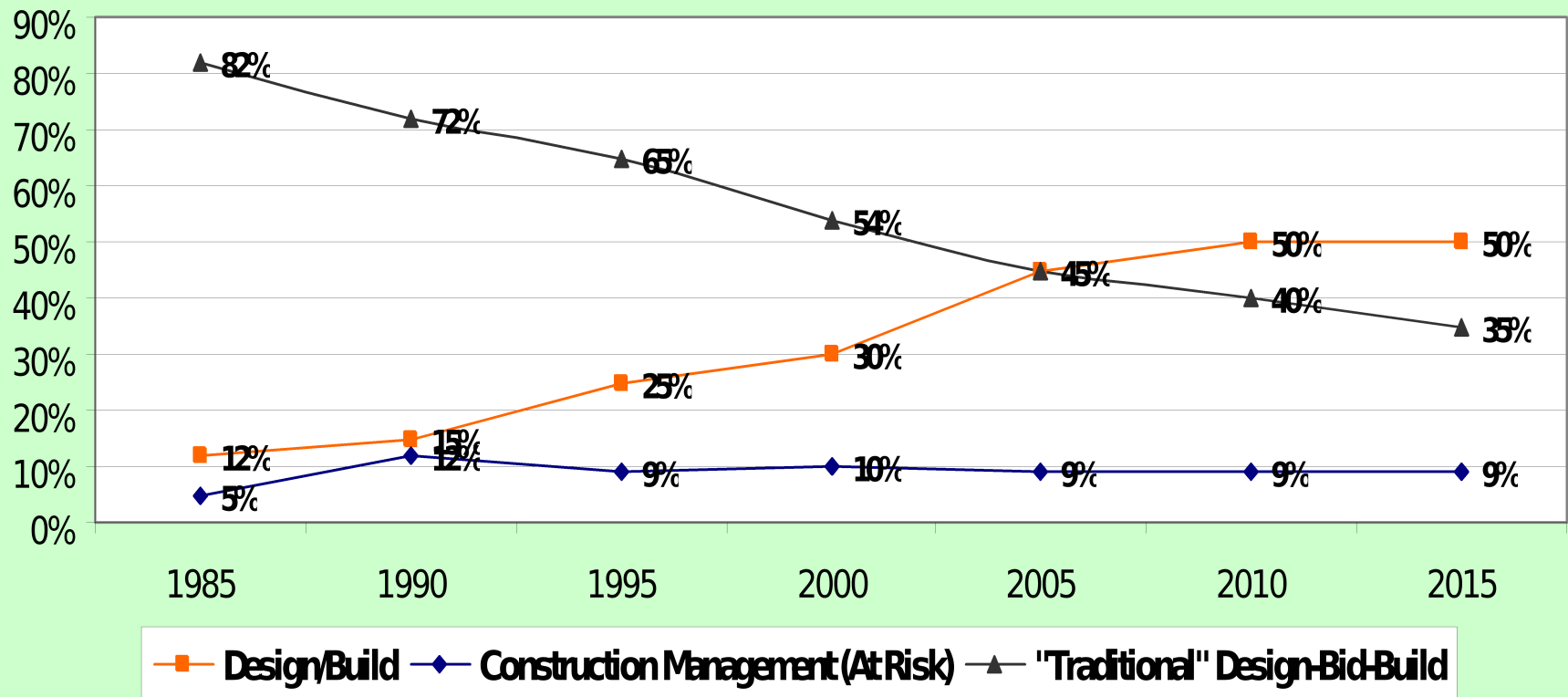
- ▮ Variations of DoD Design-Build
- ▮ Benefits of Using Design-Build
- ▮ Challenges in Using Design-Build
- ▮ Decision Process For Candidate Projects
- ▮ Questions



INTERESTING FACTS

- ▮ Over \$3 Trillion Contracted Between 1994 and 2003
for Design-Build Projects in the Federal Transportation Sector (only 25 States Reporting)
- ▮ 80% of Firms Related to Industry Predict Use of Design-Build for DoD Clients Will Substantially Increase in the Next Decade

Market Penetration of Major Delivery Systems



* Design-Build Institute of America



VARIATIONS OF DOD DESIGN

- Qualified Low Bid
- Two Step Selection
 - First Phase - Qualifications Based
 - Second Phase - Price and Design Approach
- Multiple Award Contracts (MACC, D-B Plus, Etc.)
 - Number of Teams Selected Based on Qualifications
 - Gaining Popularity for MRE Programs



Q/RFP CRITERIA ANALYSIS

Ranking by Importance According to the Total Point Analysis by Criterion

Criterion	Ranking Private Owners	Ranking Nonfederal Public Owners	Ranking Federal Public Owners
Price	1	1	1
Technical	2	2	3
Relevant Experience (Operational)	3	3	4
Management Plans	4	4	5
Relevant Experience (Personnel)	5	5	6
Past Performance	6	6	2
Schedule	7	7	9
Subcontracting Plan	8	8	8
Other	9	9	7
*All University of Oklahoma Research Product			

Q/RFP CRITERIA ANALYSIS

(Contd.)

Ranking by Importance According to the Total Point Analysis by Criterion

Criterion	Ranking Private Owners	Ranking Nonfederal Public Owners	Ranking Federal Public Owners
Price	1	1	1
Qualifications	2	2	2
Technical	3	3	3
Project Management	4	4	4
Schedule	5	5	5

➤ Group 3: Qualifications. Includes Past Performance, Relevant Experience (Personnel), and Relevant Experience (Operational) criteria

➤ Group 5: Project Management. Includes Management Plan, Subcontracting Plan, and other criteria points



BENEFITS OF DESIGN-

- ▣ Speed of Project Execution
 - Quicker DoD Procurement
 - Quicker Contract Award
 - Less Time in Design Phase
- ▣ Develop Project Cost at Earlier Stage
- ▣ Promotes Innovative Design Approach and Cost Savings



NEFITS OF DESIGN-BUILD

(Contd.)

- Single Point of Responsibility
 - One Contract
 - Same Project Team From Start to Finish
 - Removes “Finger Pointing”

- Involvement of Construction Contractor at Project Onset

- Allows Design-Build Team Qualifications to Factor
Heavily in Selection Process



Reasons Why Owners Have Selected D-B According to the Owners and the Professional Services Providers *

Reason for Choosing D/B Project Delivery	Owners	Rank	Professional Services Providers	Ranks
Reduced schedule	90%	1	76%	2
Early cost establishment	74%	2	57%	6
Single entity responsible for design and construction	65%	3	92%	1
Innovation	61%	4	31%	9
Qualifications/Past performance of both the designer and the builder	61%	4	47%	7
Builder involvement in the process	61%	4	60%	5
Best Value Selection	58%	8	62%	4
Cost savings	29%	9	73%	3
Enhance Quality			38%	8

* A University of Oklahoma Research Product





Install Secondary Tank Bottom
Dobbins ARB, GA



**Various Bulk Storage Facility Repairs
DFSP Grand Forks, SD**

CHALLENGES OF DESIGN-BUILD

- DoD Client Loses Professional A/E Representative

- A/E Contract With Construction Contractor Not DoD Client

- Reduces Competition

- Sometimes Cost Prohibitive
 - Especially from Small Business A/E Community

- Not All Projects are “Built” for Design-Build



CHALLENGES OF DESIGN-BUILD

(contd.)

- ▣ Increased Focus/Effort on D-B RFP Preparation
 - Important to Define the Critical (Fixed) Design Element
 - Technical Expertise Required from DoD Client

 - ▣ Reduced DoD Client Control During Design Phase
 - No Longer Standard Review Process

 - ▣ Construction Documents are
-
- “Performance Based”



D-B Standard Forms Of A

- SFOA between Owner & Design-Builder #520C
- SFOA between Owner & Design-Builder/Lump Sum #525C
- SFOA between Owner & Design-Builder/Cost Plus Fee with an option for a maximum price #530C
- SFOA between Design-Builder & Designer #540C
- SFOA between a Design-Builder & a General Contractor Cost Plus Fee with an option for guaranteed maximum price #550C
- SFOA between Design-Builder & General Contractor /Lump Sum #555C
- SFOA between Design-Builder & Design-Build Subcontractor #560C
- SFOA between Design-Builder & Design-Build Subcontractor
Lump Sum #565C





**Replace Transfer Pipeline
DFSP Charleston, SC**



**Replace JP-5 FRP Pipeline
NAS Fallon, NV**

CANDIDATE D-B PROJ

- Factor the Complexity of Project
 - Can the Scope Be Effectively Defined?
 - Does the DoD Client Have Technical Expertise
(Before, During, and After Construction)?
 - Uniqueness of Project Criteria
 - Number of Users and Any Conflicting Requirements
 - Repair Projects Can Be Challenging
 - Importance of Professional Representative
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Questions & Answers

